

Minutes of the weekly meeting held on Friday 20th May 2017

Location: RWA Office, 11th floor, Prakashdeep Building

Date: 20th May 2017

Time: 4:30pm to 6:00pm

Mr. Ashok Kumar Jain- President

Mr. Ravi Sharma- Vice President

Mr. Lokesh Kumar - Secretary

Mr. Tarun Vohra- Treasurer

Mr. Kailash- Member

Mr. Balbir Mehta- Member

Agenda of meeting:-

1. Updates on building Rehabilitation/Strengthening work implementation.

- I. Work is under progress, Mr. Balbir Mehta briefed the members about shortfalls of contractor as follows which was discussed during site meeting and contractor were instructed to follow the direction now on:

- Contractor are not using proper tools like scanner while making holes or drilling to the column and beams. Ignoring the process is damaging the structure.
- Mr. Balbir Mehta also told all the members that Rest work is satisfactory and under control.

1. Removal of loose RCC pcs. & Repairing of Terrace Parapet wall

- BOQ has been design and tender invitation has been forwarded to the interested bidders. We have received 2 bids and awaiting more bids to have better comparison and to get the lowest price. All the members including President have expected to close the bidding process soon and instructed Facility Manager to do close follow-up with bidder for their early submission of bids.

2. Air Conditioning of Lift Machine room with the heat resistance insulation.

- Quotation awaited.

3. Update on electrical and Plumbing work.

- Facility Manager has briefed all the members about the progress of plumbing & electrical work, where all the members found satisfactory.

4. Information to the NDMC for parapet wall condition with the supporting site report signed by structural consultant.

- This issue discussed and suggestion came from Mr. Ravi Sharma & Mr. Lokesh Kumar that we should not intimate NDMC right now as we should first award the work to the L-1 contractor and make them responsible to do liaison with NDMC on behalf of RWA Prakashdeep.
- President and Mr. Balbir Mehta observed that Structural consultant's site report doesn't have the License number certified by the NDMC so it was suggested that site report should content the license number of structural consultant to make the site report authentic and certified.

5. Fire Safety Certificate Renewal due by 13th June 2017.

- Renewal Request letter prepared by the Facility Manager for members approval, the same will be applied to Delhi Fire Service for NOC to renew the Fire Safety Certificate.
- President suggested that we should outsource this work to the professional agency to get the NOC
- All the members agreed and instructions have been given to the Facility Manager to call the Fire Consultant/ Professional who does this type of work for discussion in next meeting.

6. DG No.-2 battery replacement due

- Facility Manager has presented the comparison sheet of battery price, where he took quotation from four suppliers. Lowest cost of 2 nos. battery inclusive of old battery buy back was Rs. 19,200/- and the same has been approved by the members for Rs. 19,000/- and requested Lokesh Kumar – Secretary to do further negotiation if possible else to go ahead for purchase of 2 nos battery without further delay.
- Mr. Lokesh kumar has finalized the vendor (M/s Bhawani Singh) for purchasing of new batter with total price of Rs. 19,000/-.

7. Reliance JIO Tower installation permission and rental cost negotiation.

- Reliance JIO has approached Society through their registered vendor M/s Lotus Tele Infra Pvt. Ltd. to install telecom BTS system to run and improve the signal of Reliance JIO 3G/4G system in the building and surrounding area as well. They have offered society for 25 thousand per month rental and no security deposit but society members was not agreeing on the terms and called for this meeting to finalize.

- Vendor has trying to justified the members that Reliance JIO has agreed all the terms except the 3 months refundable security deposit, where members has clearly communicated to the vendor that without security deposit we cannot allow to install your system. Hence society has made little flexibility on security deposit and made final call to the vendor for 2 months security deposit instead of 3 months. Vendor has requested members to give 2/3 days time to revert.

8. Opening of new bank account.

- Opening of new bank account has been suggested by Secretary in last meeting and all the members has passed by signing separate resolution dated 20th May 2017.